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ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0159 - 2807 Del Curto Road

P.C DATE: 4/27/10

ADDRESS: 2807 Del Curto Road

OWNER/APPLICANT: Ace Bartlett and Polly Family Living Trust (Tim Bartlett)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3 **TO:** SF-6

AREA: 2.787 acres (121,096 sq. ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends SF-6-CO (Townhouse and Condominium – Conditional Overlay). A conditional overlay is recommended for this property to limit the allowable development density to 6 units per acre, or a maximum of 16 units. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day.

DEPARTMENT COMMENTS:

The property is a 2.78 acre tract currently developed with a single family house. The applicant seeks to rezone the property in order to develop a condominium regime. The applicant has requested a density of 8.5715 units per acre to accommodate 25 units. Staff recommends limiting the density to match that of the property to the immediate South, which was limited to 6 units/acre by a 2007 zoning case (C14-2007-0233).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family
<i>North</i>	SF-3	Duplex
<i>South</i>	SF-5-CO	Condominium
<i>East</i>	SF-3	Single Family
<i>West</i>	SF-3/SF-6-CO	Single Family/Undeveloped/Mixed Use

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council

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SCHOOLS:

Zilker Elementary School
O'Henry Middle School
Austin High School

CASE HISTORIES

NUMBER	REQUEST	YEAR
N/A		

RELATED CASES

NUMBER	REQUEST	YEAR
C14-2007-0233	SF-3 to SF-5-CO	2007
C14-2007-0083	SF-3 to SF-6-CO	2007

BASIS FOR RECOMMENDATION

- 1. Granting of the request should result in an equal treatment of similarly situated properties.*

The recommended zoning is consistent with adjacent properties and densities to the South and East of the tract.

- 2. Zoning changes should promote a balance of intensities and densities.*

The recommended zoning will promote a transition between adjacent and nearby zoning districts, land uses, and development intensities from high-density commercial on the core transit corridor to single family zoning towards the interior of the neighborhood.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

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According to flood plain maps, there is a flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

Additional right-of-way may be required at the time of subdivision and/or site plan.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Del Curto Rd	50'	20'	Collector	Yes	No	No

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Site Plan:

The site is subject to compatibility standards. Along the north and east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Any new development is subject to Subchapter E. Design Standards and Mixed Use, Sec. 2.5 Exterior Lighting. Additional comments will be made when the site plan is submitted.

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

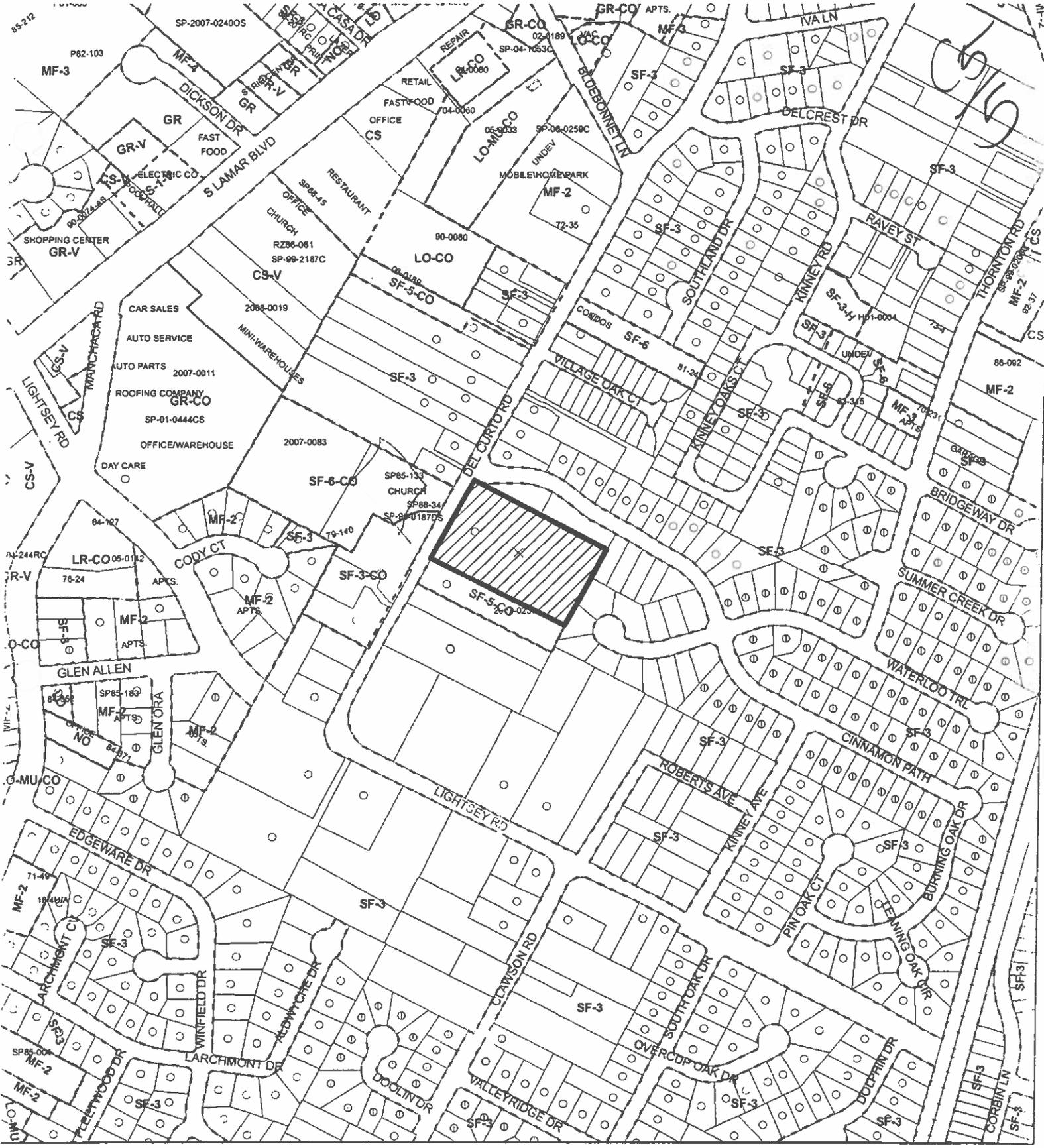
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us





 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0159

ADDRESS: 2807 DEL CURTO RD

SUBJECT AREA: 2.78 ACRES

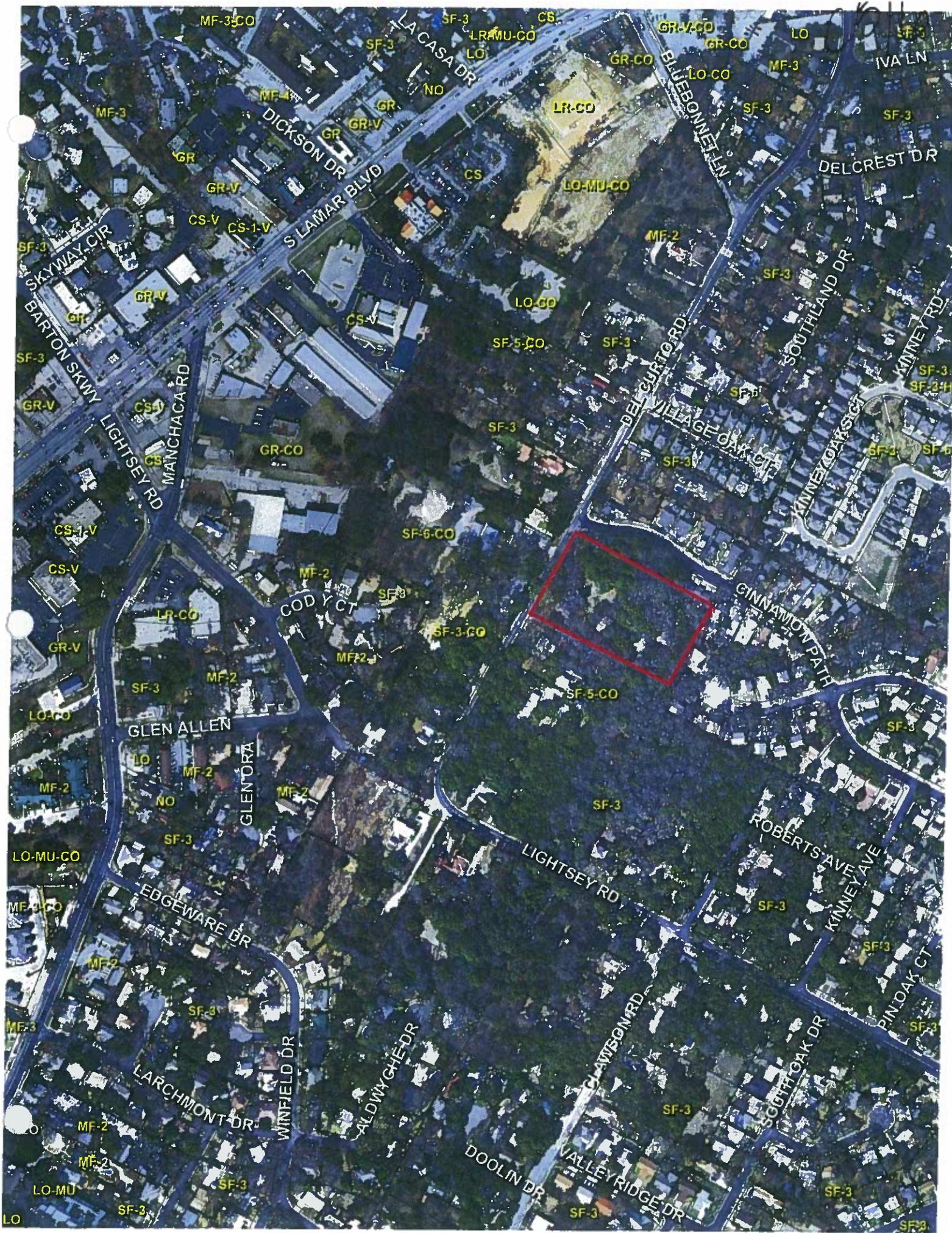
Gr. (): G20

MANAGER: S. RYE



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Map showing residential zoning codes and street names. Key streets include S Lamar Blvd, Lightsey Rd, Barton Skwy, Manchaca Rd, and Ginnamoon Path. Zoning codes include SF-3, MF-2, GR-CO, CS-V, and SF-5-CO. A red rectangle highlights a parcel of land near the intersection of Lightsey Rd and Ginnamoon Path, with a zoning code of SF-5-CO.

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Anguiano, Dora

From: Nancy Maclaine [REDACTED]
Sent: Tuesday, April 27, 2010 9:39 AM
To: A. Ron Thrower
Cc: Rye, Stephen; Anguiano, Dora; sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; jay_reddy@dell.com; amdealey@aol.com; dave.anderson.07@gmail.com; bdeleon78@gmail.com; vskirk@att.net; clint_small@hotmail.com; kbtovo@earthlink.net
Subject: Re: Request for postponement C14-2009-0159 2807 Del Curto Rd.

Mr. Thrower,

Thank you for your offer to walk the property with the neighbors -- we are glad to take that opportunity. And thank you for providing the detail numbers on the flood plain.

However our committee still feels very strongly that a tree survey is the proof they need to justify supporting a change in the zoning from SF-3 to SF-6. Perhaps with a tree survey you will be able to demonstrate that more significant trees will be necessarily lost in an SF-3 development than in your proposed SF-6 scenario. Our neighborhood soft spot regarding trees is no secret. But until we see a survey it's all speculation. So the neighborhood view is still resistance to the zoning change but we look forward to more information that may persuade us of the benefits to the neighborhood that could be delivered by your project at 2807 Del Curto Rd.

We are standing with our request for a delay until 2 weeks after a tree survey, and we await the Planning Commission's ruling this evening on the postponement.

Sincerely,

Nancy Maclaine
 512-589-0184

On Mon, Apr 26, 2010 at 3:04 PM, A. Ron Thrower [REDACTED] wrote:

Ms. Maclaine,

Please find attached a letter that addresses the concerns raised by the neighborhood per the email below. I am suggesting, in lieu of a tree survey, a site visit on Friday so that the neighborhood can view the trees. I can only agree to a 2 week postponement at this time.

Please make note of my new email address - ront@throwerdesign.com

Ron Thrower

Thrower Design

4608-A South Lamar Blvd.

Austin, Texas 78745

512/476-4456

512/476-4454 fax

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From: Nancy Maclaine [REDACTED]
Sent: Sunday, April 25, 2010 9:11 PM
To: Stephen Rye
Cc: Dora.Anguiano@ci.austin.tx.us; sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; jay_reddy@dell.com; amdealey@aol.com; dave.anderson.07@gmail.com; bdeleon78@gmail.com; vskirk@att.net; clint_small@hotmail.com; kbtovo@earthlink.net; A. Ron Thrower

Subject: Request for postponement C14-2009-0159 2807 Del Curto Rd.

Dear Stephen,

The South Lamar Neighborhood Association appreciates Mr. Thrower's efforts to meet with us and present his proposed project at 2807 Del Curto Rd. However, after much discussion SLNA wishes to request a postponement of the public hearing before the Planning Commission on C14-2009-0159 /2807 Del Curto Rd. for the following reasons:

- 1. Our baseline position on upzoning in the core of our neighborhood has always been SF-3 zoning and failing that SF-3 density. So far we have not seen any justification for the request to upzone from SF-3 to SF-6, other than to increase entitlements. The applicant has indicated he needs to upzone in order to be able to cluster the buildings so as to preserve the significant trees. However, he has declined to show us a full tree survey of the buildable portion of the site. (We have seen an 'unofficial' inventory only of the trees in the floodplain.) When he presented his project to our membership at our March meeting Mr. Thrower declined to get a tree survey during the zoning process. We don't see how one can base their case on the trees without properly documenting that assertion. For that reason we request that the hearing be postponed until 2 weeks after Mr. Thrower provides the neighborhood association a copy of a tree survey.*
- 2. A significant portion of the site is floodplain. We submit that the floodplain area should not count as square footage toward increasing impervious cover elsewhere on the site. This affects the number of units one could justify on this site. In order to follow this line of argument we would like to know the square footage of the current floodplain on the site, another question*

4/27/2010

Mr. Thrower was asked at the March meeting and has not provided. We submit we must postpone until the applicant can provide us with that number.

3. Should none of the previous justifications prove sufficient, then we simply ask for a month's postponement as a courtesy, as is often granted to the neighborhood associations when dealing with a complicated request.

Again, we respectfully request a postponement until two weeks after SLNA receives a complete tree survey. Of course we are ready and willing to continue working with the applicant in the meantime.

Regards,

Nancy Maclaine

SLNA Zoning Committee Chairperson

Throuwer Design

4608-A South Lamar Boulevard
Austin, Texas 78745
(512) 476-4456 • Fax (512) 476-4454

April 26, 2010

Ms. Nancy Maclaine, Chair
SLNA Zoning Committee
2302 Del Curto
Austin, Texas 78704

CB

RE: C14-2009-0159 – 2807 Del Curto Road

Dear Ms. Maclaine,

Thanks for copying me on the email requesting a postponement for the above referenced case. To clarify a few items I offer the following in response –

- 1) A tree survey at this stage of determining appropriate land use is excessive. We can all visit at the site, if necessary, so that the SLNA can view the trees on the property. My points of the trees are that they are an amenity to the site and the neighborhood and should be worked around. Some of the trees will need to be removed for any development. Likely more trees will be removed under development as “SF-3” use versus the proposed condominium use. I am basing this off of years of experience. The tree matters were discussed at the SLNA meeting and I did mention my reluctance to provide a tree survey in conjunction with zoning. I also heard Ms. Carol Gibbs specifically mention to the group that since this site is, after zoning, deemed commercial by the City of Austin that a tree survey would be required at the time of site plan. As such, that issue was deferred to a later date.

However, as an effort to keep communication lines open, I want to invite everyone to an on-site visit of the property so that the trees can be viewed in person. I'll bring a tape measure and we can physically measure the various trees around the property. I

will suggest a meeting Friday, April 30, at 4:00 to meet at the site with anyone that wishes to walk the site and view the trees.

- 2) The total site area is 121,143 s.f., or 2.78 acres. The flood plain area of the site totals to 30,308 s.f., leaving 90,835 s.f. out of the flood plain. There are 2 smaller areas on the property that are north of the flood plain but unreachable because of the flood plain. These 2 areas are at the NE and NW corners and total to 4,521 s.f.. The new buildable area prior to any flood plain modifications is 86,314 s.f. ($121,143 - 30,308 - 4,521 = 86,314$). A typical duplex lot is 7,000 s.f. in size per city code. Add $\frac{1}{2}$ of the right-of-way to this 70'x100' lot and the average lot size is 8,960 s.f.. The 86,314 s.f. net buildable area prior to flood plain modifications equates to 9.63 lots equaling 19 units of duplex development on this 2.78 acre property. This comes to 6.92 units per acre. To my knowledge the Code does not limit that flood plains can not be contained in the lot area. As such, the density could be greater.

The flood plain modifications that I was speaking to would recapture about 10,000 s.f. of land that is just a few inches deep. This area constitutes a minimal volume of water in comparison to the volume of the entire flood plain on the subject property. Adding in this area creates a net buildable area of +/-96,000 s.f.. The +/-96,000 s.f. is the 2.2 acres of net buildable area I discussed and referred to at the neighborhood meeting. This equates to 21.4 units allowed and a density of 7.7 units per acre. Our request remains at 8 units per acre.

It is also very important to note that flood plain modifications can not have any impact on properties upstream or downstream. These flood plain modifications are detailed studies that are modeled and analyzed with specific criteria. These studies are reviewed by the City of Austin as the administrators of the flood plain and then also by the federal government before any map changes occur. There is very little arbitrariness to the model.

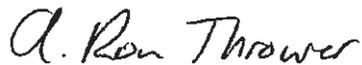
I believe the request of 8 units per acre is in line with other developments of the area that are as high as 11.4 units per acre that are proximate to this site. Additionally, the density of 8 units per acre transitions from the 11.4 units per acre to the 6 units per acre on the site directly to the south.

My take-away from the second meeting was that SLNA was to get back with me outlining any concerns and that SLNA was not waiting on me for anything. The postponement request is the first information I have heard from SLNA since the meeting and can only ascertain that the list of concerns is contained in that email. The answers to those issues are contained herein.

I can not agree to a 1 month postponement for the case to be heard at Planning Commission. I will only agree to a 2 week postponement so that we all can meet at the site to view the trees.

Should you have any questions or need additional information, please contact me at my office.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower